



California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

SDMS DOCID # 1150259



Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

July 13, 2010

Mr. Tom Hall
City of Santa Fe Springs Fire Department
11300 Greenstone Avenue
Santa Fe Springs, CA 90670

COMMENTS ON THE PROPOSED REDEVELOPMENT (WEST PARCEL) AT 11630 – 11700 BURKE STREET, SANTA FE SPRINGS (SITE CLEANUP PROGRAM CASE NO. 1238, SITE ID NO. 2040340)

Dear Mr. Hall:

This is to respond to your email dated February 11, 2010, requesting our concurrence for the construction at the property (Site) located at 11630 -11700 Burke Street in the City of Santa Fe Springs (City). You also indicated that the City of Santa Fe Springs Fire Department (SFSFD) will issue a building permit to the land owner, Mr. Larry Patsouras, with the recorded Covenant and Environmental Restriction on Property (a land use restriction for commercial/industrial only).

Background

The proposed redevelopment at the Site is to build a warehouse on the "West Parcel" (see Figure 3). Under the oversight of the Regional Board, Mr. Patsouras has been conducting soil and groundwater investigation at the Site. Results of up-to-date site assessments indicate that the areas of concern are three areas of residual impacted soil near the storage shed and abandoned clarifier area, e.g., Sample 4A, E-9, and B-7 (see Figure 11). These areas are going to be a parking lot after the redevelopment, and will be outside the footprint of the proposed warehouse. Based on available site investigation data, we anticipate that construction workers will not be exposed to or disturb the residual impacted soil beneath these three locations.

The Site is approximately 8.5 acres in size, located in a mixed residential, commercial, and industrial neighborhood in the City. For discussion purpose, the Site has been divided into "East" and "West" Parcels. The East Parcel is where El Greco (a wholesale grocery warehouse) is located. The West Parcel is currently a vacant lot, where Talco Plastics formerly operated until 1997. The presence of chemicals, e.g., tetrachloroethene (PCE) and trichloroethene (TCE) was first reported in 1995 in ground water beneath the Site at the depths of 32 to 40 feet below ground surface (bgs). In 2006, two contaminated areas (the storage shed and abandoned clarifier) were excavated to approximately 20 feet below grade surface (bgs). The SFSFD issued no further actions for two excavated areas in 2006 and non-underground storage tank areas in 2009.

California Environmental Protection Agency



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Based on our review of technical reports including a document titled "*Updated Site Conceptual Model and Request for Low Risk Closure*" (dated June 17, 2010), chemicals of concern in soil are volatile organic compounds (VOCs, primarily PCE), arsenic and heavy oil with some heavy-end diesel range hydrocarbons. The residual petroleum hydrocarbon concentrations left in place at two areas (abandoned clarifier: B-7, and storage shed: E-9) are up to 15,600 milligram per kilogram (mg/Kg) and are exceeding the maximum soil screening levels (RWQCB Los Angeles May 1996 Guidebook). Regarding groundwater contamination, only VOCs were detected in groundwater beneath the Site. Shallow, isolated, and discontinuous perched groundwater was encountered at a depth of approximately 32 to 40 feet bgs during the drilling of first two groundwater monitoring wells MW-1 and MW-2 in 1995. Recently, the ground water table beneath the Site has dropped to approximately 70 feet bgs during the drilling of newly installed groundwater monitoring well MW-1D and MW-4 in 2009.

Comments

We are aware of the timely need for Mr. Patsouras to move forward on his proposed construction for the West Parcel. Based on our review of the file, we have the following comments and no objections to the redevelopment at the West Parcel:

1. The residual petroleum hydrocarbon impacted soil is limited both laterally and vertically. However, depending on groundwater fluctuation, further groundwater monitoring is necessary to assess whether the left-in-place impacted soil has any potential impact to the shallow perched zone groundwater. Regional Board staff discussed this comment with Mr. Patsouras during a project meeting on May 27, 2010. It is our understanding that Mr. Patsouras is in agreement with us that he will protect all existing monitoring wells and carry out quarterly groundwater monitoring and sampling activities, including all on-site groundwater monitoring wells, for a minimum two years.
2. Given the fact that the maximum arsenic concentration was detected at 55 mg/kg in onsite soil, a risk evaluation and soil management plan must be prepared to prevent exposure to construction workers. In addition, the plan shall include a soil management plan ensuring that construction will not cause any migration or disturbance of the residual hydrocarbons beneath the West Parcel.
3. If contaminated soils are encountered during site redevelopment activities, the land owner shall immediately notify this Regional Board and submit a follow-up written report to this Regional Board within 72 hours.
4. If new source of groundwater pollution or any threats to water quality are identified, Regional Board will require the land owner to conduct follow-up assessment and cleanup of the identified contamination.

Mr. Tom Hall
City of Santa Fe Springs

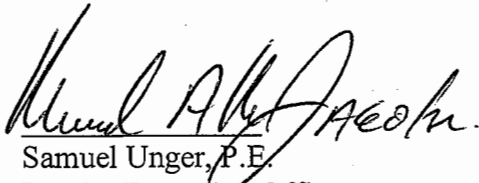
- 3 -

July 13, 2010

5. Regarding the recorded Covenant and Environmental Restriction on Property, Regional Board staff is in process of developing the document.

If you have any questions, please contact Ms. Ann Lin at (213) 576-6781.

Sincerely,


Samuel Unger, P.E.
Interim Executive Officer

Enclosed: Figures 3, 10, and 11, Updated Site Conceptual Model and Request for Low Risk Closure, dated June 17, 2010.

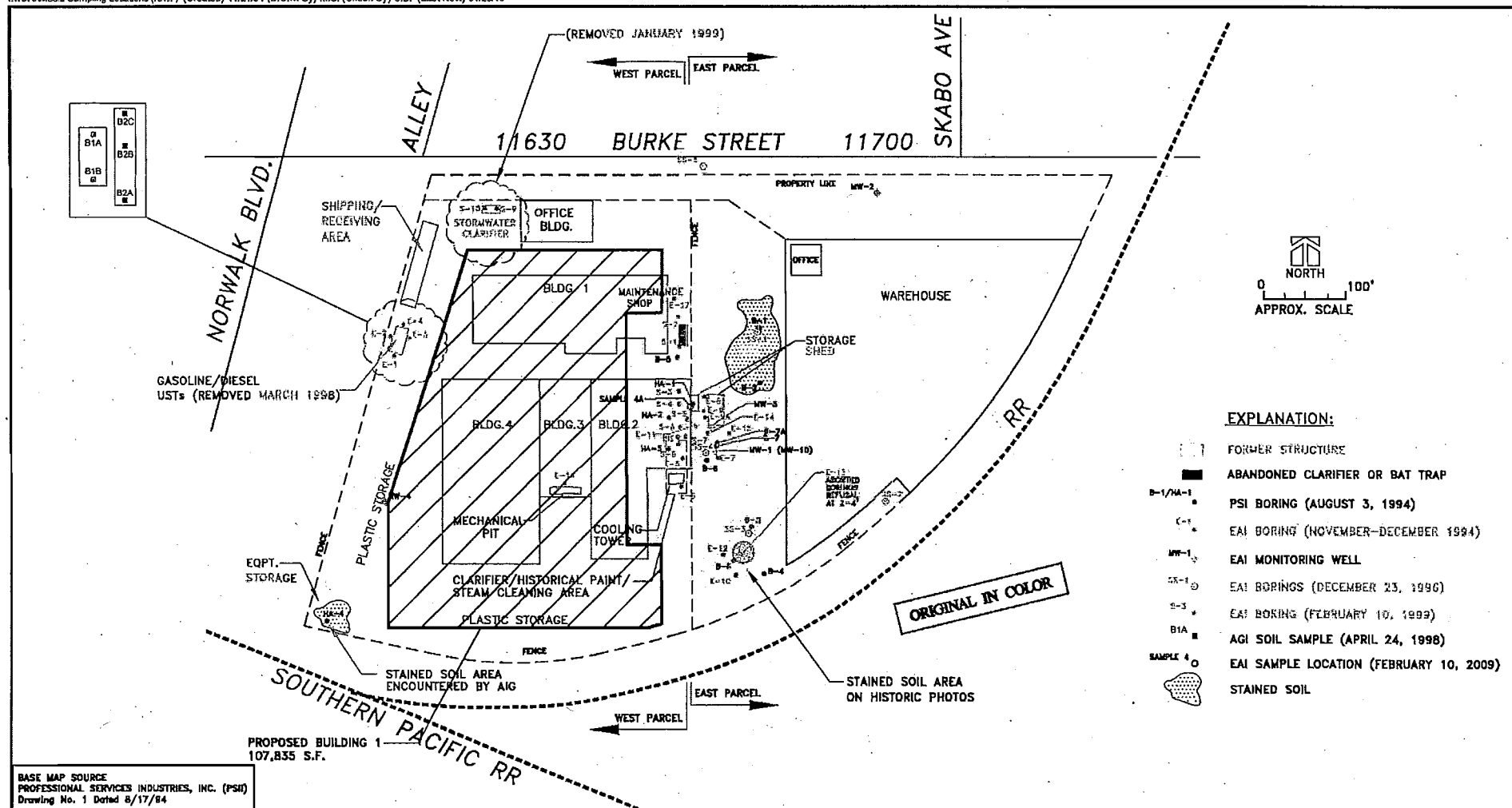
cc: Mr. Larry Patsouras, KEKROPIA larry@elgrecoinc.com

California Environmental Protection Agency

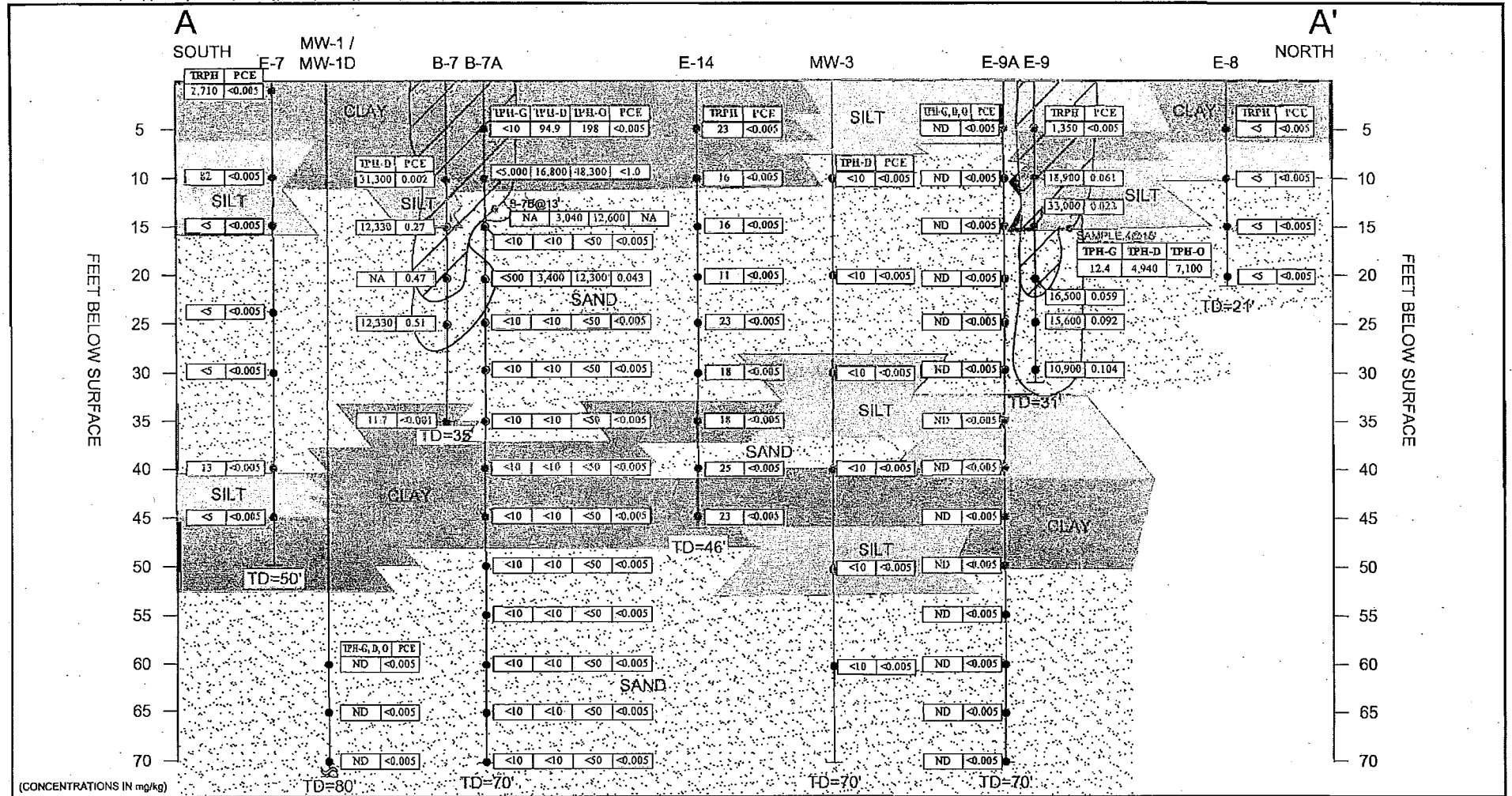


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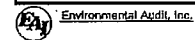
Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.



HISTORICAL MEDIA SAMPLING LOCATIONS,
EXCLUDING SOIL SAMPLES COLLECTED IN FEBRUARY 2009 (SEE FIGURE 5) AND SOIL GAS SAMPLES (SEE FIGURE 6)
11630 - 11700 Burke Street
Santa Fe Springs, CA 90670



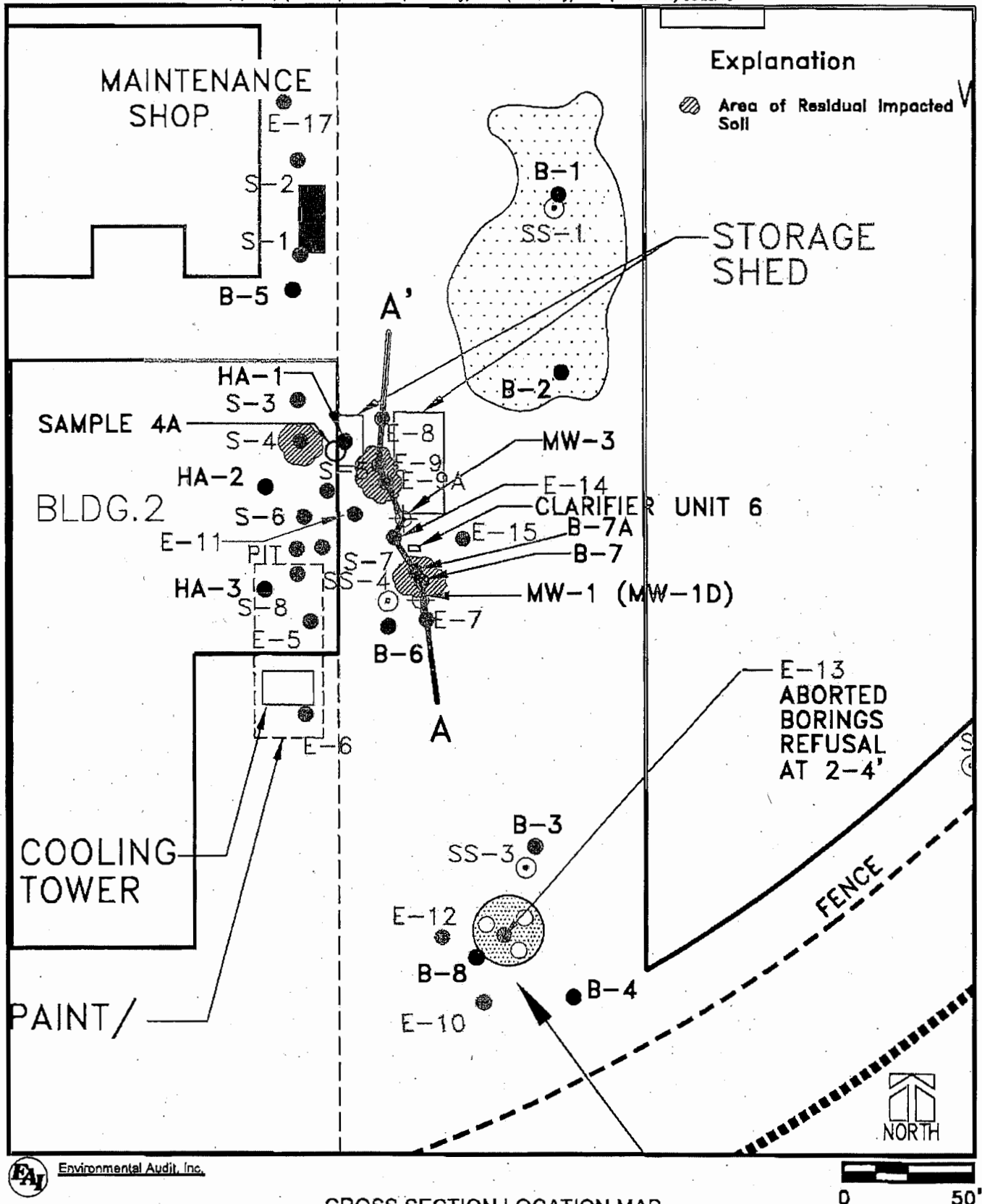
(CONCENTRATIONS IN mg/kg)



CROSS SECTION A-A'
11630 - 11700 Burke Street
Santa Fe Springs, CA 90670

EXPLANATION

- 12.330 0.51 Residual Hydrocarbon Left in Place That Exceed Los Angeles RWQCB Soil Screening Levels
- Excavated Soil
- Confirmation Soil Sample



CROSS SECTION LOCATION MAP
11630 - 11700 Burke Street
Santa Fe Springs, CA 90670